

# **RESIDENTIAL BUILDING RECORD INSPECTION CHECKLIST**

## **Zoning:**

- ☐ 1. Too many units: Code allows \_\_\_\_\_ units. NBMC Chapter 20.10
- ☐ 2. Garage Parking is inadequate. Provide \_\_\_\_\_ vehicle accessible parking spaces. \_\_\_\_ X \_\_\_\_ . NBMC 20.66.040
- ☐ 3. No structures or encroachments into \_\_\_\_\_ yd. setbacks \_\_\_\_\_ may be encroaching \_\_\_\_\_ yd. setbacks. NBMC Chapter 20

## **Building:**

- ☐ 1. Building permit required for (additions/alterations): Section 105.1 UAC \_\_\_\_\_  
Plans and documentation required. Contact permit counter (949) 644-3288 for submittal requirements.  
Other: \_\_\_\_\_

## **Life Safety Issues:**

- ☐ 1. An operable State Fire Marshall approved and listed smoke detector is required in dwelling upon sale or transfer. CBC 907.2.10.5.2 (additional detectors are required if additions or alterations in excess of \$1,000 have been made Before June 1992: Top of staircase ☐ Each floor level ☐ Hall leading to bdrms. ☐ ; After June 1992: All bdrms. ☐ in addition to the above).
- ☐ 2. ☐ a. Emergency egress is required for sleeping rooms. CBC 1026.1  
☐ b. Security bars on bedroom egress windows must be equipped with quick release mechanism, or removed.
- ☐ 3. Fire separations:
  - ☐ a. A self-closing tight fitting 1 3/8" solid core door with an operable self-closing device between garage and dwelling is required. CBC 406.1.4.
  - ☐ b. A one-hour fire-resistive construction (1/2" drywall, joints taped) between a garage and dwelling. CBC 406.1.4.
  - ☐ c. Enclosed usable space under stairs and landing must be protected with one-hour fire-resistive construction of 1/2" drywall. Joints taped. CBC 1009.5.3 exception
- ☐ 4. Guardrails 42" high are required on balconies, decks or landings over 30" above grade. CBC 1013.2.
- ☐ 5. Intermediate rails for guardrails at stairs, balconies, landings and for vertical pool fencing shall not be greater than \_\_\_\_\_ apart. (4" after June 8, 1992; 2007 CBC Section 1013.3 and 6" before June 8, 1992; 88 UBC Section 1711; 9" before April 9, 1990; 79 UBC Section 1716)
- ☐ 6. Handrail(s) are required where four or more risers exist must be 34 to 38 inches above tread nose. CBC 1009.10(4)
- ☐ 7. ☐ Provide self-closing self-latching pool gates ☐ Latch to be minimum of 54" above adjoining grade  
☐ Fences to be 60" above grade non-climbable. NBMC 15.09.030
- ☐ 8. Garage floor surfaces shall be non-combustible (remove carpeting). CBC 406.1.3.
- ☐ 9. Visible house number from street, contrasting with background on bldg, or fenced entrance. (NBMC 13.12.210)
- ☐ 10. Structural hazards: Located \_\_\_\_\_
- ☐ 11. Other: \_\_\_\_\_

## **Plumbing:**

- ☐ 1. Water heaters to be strapped with CA. State approved seismic strapping. HSC 19211
- ☐ 2. Provide additional combustion air for water heater compartment. 1sq. in./1000 BTU, 100 sq. in. min. top and bottom. CPC 507.3
- ☐ 3. Gas pilots and burners for water heaters or pool heaters must be 18" above garage floor. CPC 508.14
- ☐ 4. Permit required. UAC 105.1 \_\_\_\_\_
- ☐ 5. Other: \_\_\_\_\_

## **Electrical:**

- ☐ 1. Extension cords shall not be used as a substitute for permanent wiring (such as garage door opener, garbage disposal or light fixtures, other \_\_\_\_\_), remove this cord. CEC 400.8
- ☐ 2. Improperly installed or faulty electrical wiring is not permitted CEC 110-3, it should be removed from \_\_\_\_\_
- ☐ 3. Other: \_\_\_\_\_